

Silver Lane-Rentschler Field

Redevelopment Information



August 4, 2015



BURNSIDE AVENUE

- Friendly's
- Vacant Rite Aid Property (Significant Interest)
- Daly Court
- Road and Amenity Improvements
- Chuck's Auto
- Wickham Library
- Dunkin Donuts (Walnut & Burnside)
- (Mary Street & Burnside Ave. Development)



SCHOOL STREET PLAZA

- Cardio Express
- Grossman's Building
- Dunkin Donuts
- O'Rielly's Automotive
- Bank of America ATM
- Potential Grocery Market
- Actively Marketing



MAIN STREET

- Installation of Flower Pots on Main Street
- Rehabilitation of the Pocket Park
- B³ Benches, Bike racks and Barrels
- Kiosk Redesign
- Playground replacement on the Town Green
- Main Street Study North (Silver Lane to Prospect)
- Main Street Study South (Silver Lane to High Street)

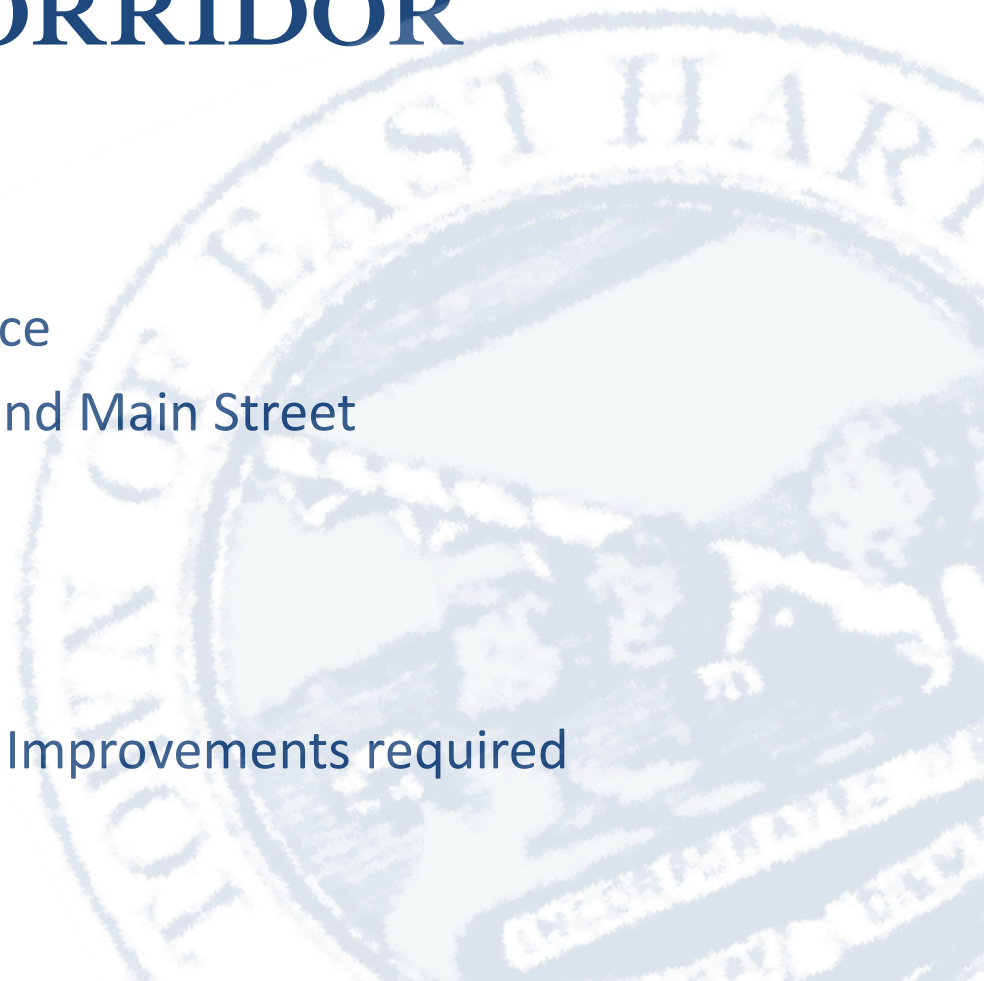
TOWN IMPROVEMENTS

- East Hartford Golf Course
- Raymond Library Renovation & Expansion
- Brewer House Improvements and Gardens
- Landscaping Improvements
- LED Lighting



SILVER LANE CORRIDOR

- 1.5 miles Stretch of Significance
- Gateway to Rentschler Field and Main Street
- Willow Brook Study
- CTFastrak East
- CRCOG #2 on Road List
- Significant Opportunities and Improvements required



RENTSCHLER FIELD

- Pratt & Whitney World Head Quarters
- UTRC Expansion
- Horizon Outlet Project
- Entertainment Center
- Housing
- Hotels
- Other Entertainment Amenities





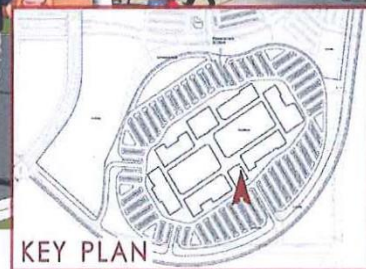
Pratt World Headquarters

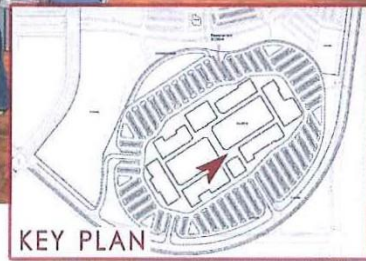


**United Technologies
Research Center**

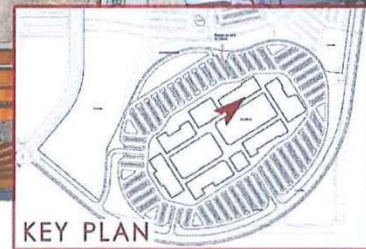
The Shops at Rentschler Field

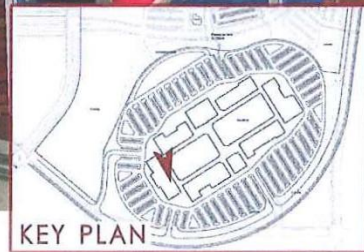




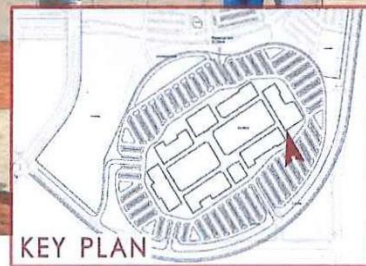


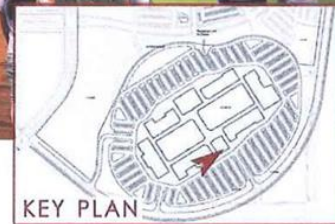
KEY PLAN

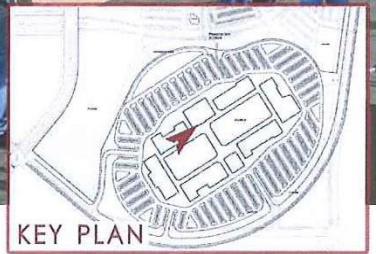




KEY PLAN



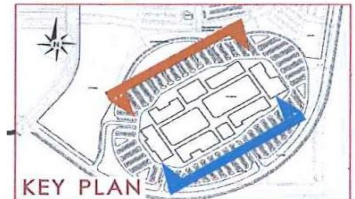




EXTERIOR ELEVATIONS



NORTH FACING ELEVATION (LEFT)



EXTERIOR ELEVATIONS



EAST FACING ELEVATION



Museum
Hanger

UTRC

Willow Street

Pratt & Whitney



Future PW
Vendor
Buildings

Future PW
Vendor
Buildings

East Hartford Boulevard South

Power Center +/- 200 ksf

Development Program

Future
Development

PW R&D
and
Vendor
Buildings

Hotel
Conf

Residential
+/- 500
Units
2 Phases

Residential
Above
Retail
+/- 500
Units
2 Phases

New Connector Road

Fitness

Grocery

Cinema

Cabela's

Outlet Center
410,000 sf

Golf

Hotel

Golf

East Hartford Boulevard North

East Hartford Blvd

Aviator Walk



21 Margaritas Mexican

Simco

Hall of Fame Silver Lanes

Charter Oak Mall Shopping Center

Burlington Coat Factory

Silver Lane Plaza Shopping Center

Silver Ln

Silver Ln

Willow Brook

Rentschler Field

East Hartford



1



2



3



5



4



6



7



8



936 Silver Lane – 20+ acres – several parcels

PLAZA II

KING DONUTS

Rita's HAIR design

LUCKY CHINA
CHINESE RESTAURANT

Exotic SUPERPET

CK NAIL SALON

FIVE STAR **CLEANERS**

TOWN FISH



794-810 Silver Lane – 1.56 acres







FIVE STAR
CLEANERS

COIN LAUNDRYMAT

TOWN FISH

FISH & CHIPS

FRESH FISH

BEAUTY SALON



825 Silver Lane – 28.80 acres – bank owned



755 Silver Lane – 0.76 acres - demolished 7/24/15



695 Silver Lane – 2.10 acres



695 Silver Lane – 2.10 acres



695 Silver Lane – 2.10 acres



709 Silver Lane – 4.10 acres



709 Silver Lane – 4.10 acres



709 Silver Lane - 4.10 acres



709 Silver Lane – 8.2 acres



700 Silver Lane – 4.51 & 0.9 acres

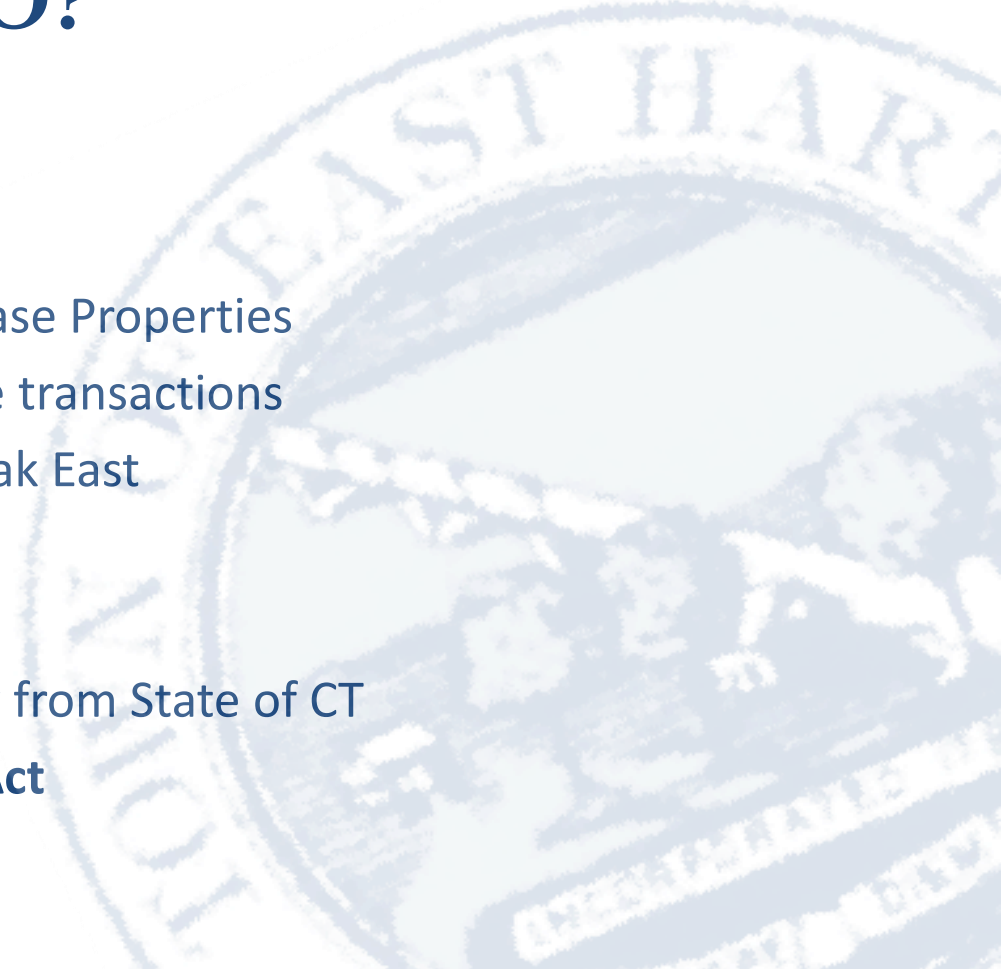
OVERVIEW

- Silver Lane Gateway
- 100 acres of land within the 1.5 mile
- Privately held or Bank owned
- Undesirable conditions with no progress for improvement in site



WHAT CAN WE DO?

- Silver Lane Mayor's Committee
- Secure Pool of Money to Purchase Properties
- Work through CRDA to facilitate transactions
- Successfully Advocated CTFastrak East
- Willowbrook Flood Study
- Brownfield Assessment Grants
- Seeking to acquire key property from State of CT
- **CT City & Town Development Act**



CITY AND TOWN DEVELOPMENT ACT

- Chapter 114 of the Connecticut General Statutes
- Development tool which gives municipalities additional powers to undertake programs and powers to revitalize the communities
- Provides great flexibility in financing and structuring deals
- David Panico our Bond Counsel from Robinson +Cole

CITY AND TOWN DEVELOPMENT ACT

Connecticut City and Town Development Act (the “Act”), CGS Sections 7-480 through 7-503, provides qualifying municipalities with additional powers to revitalize municipalities

Powers include:

- Acquire, receive by gift or otherwise, acquire options to purchase, own and hold as lessee or lessor any development property
- Construct, reconstruct, rehabilitate, improve, alter, equip, maintain or repair of development property
- Make mortgage loans or other loans or advances to sponsors

CITY AND TOWN DEVELOPMENT ACT

Powers (cont'd):

Borrow money and issue bonds or notes or other obligations, including refunding bonds

Term up to 30 years (40 years for housing projects)

Make loans and advances to any sponsor to provide funds for any purpose of the Act

Exempt development property, in full or in part, from any property tax imposed by the municipality and enter into PILOT agreement for a period not in excess of twenty years.

CITY AND TOWN DEVELOPMENT ACT

No redevelopment plan or municipal development plan needed

Several of our clients, including Hartford, New Haven and most recently Hamden, have adopted the Act and utilized it for projects

Hamden utilized Act to issue bonds for Whitney Center (CCRC) expansion

Whitney Center is one of Hamden's largest taxpayers

CITY AND TOWN DEVELOPMENT ACT

Adoption

Town must find and determine, by resolution, that conditions described in CGS Section 7-481 exist in the Town, are continuing and may be ameliorated by the exercise of the powers granted under the Act.

Findings and determinations:

An unreasonable number of residents are subject to hardship in finding employment and adequate, safe and sanitary housing;

Conditions of blight and deterioration exist;

Private enterprise is not meeting need for housing, employment, and the reduction of blight and deterioration;

CITY AND TOWN DEVELOPMENT ACT

Findings and determinations (cont'd):

Need for employment and adequate, safe and sanitary housing will be lessened and the Town will be revitalized by the exercise of the powers granted under the Act;

Adequate provisions made for payment of the cost of acquisition, construction, operation, maintenance and insurance of all development property;

Feasible method exists and shall be utilized for the relocation into safe and sanitary dwellings of comparable rent of families and individuals displaced;

CITY AND TOWN DEVELOPMENT ACT

Findings and determinations (cont'd):

Development property shall not be acquired or disposed of without due consideration of the environmental and economic impact and adequacy of municipal services; and

Acquisition or disposition of all development property shall advance the public interest, general health, safety and welfare, and development, growth and prosperity of the Town.

CITY AND TOWN DEVELOPMENT ACT

The resolution adopted by Town Council is submitted to electors for approval at referendum

Act effective for up to five years from the effective date of resolution, but can be readopted

Bonds for a particular project must be separately approved by resolution of Town Council

CITY AND TOWN DEVELOPMENT ACT

Schedule

Town Council sets a date for a public hearing.

Place notice of the proposed Resolution on record in the Clerk's office for public inspection.

Publish a summary of the proposed Resolution in the newspaper with the time and the place of the public hearing.

Hold a public hearing at least 5 days but not more than 14 days after (i) placing the notice on record and (ii) publishing the summary of the proposed Resolution.

CITY AND TOWN DEVELOPMENT ACT

Schedule (cont'd)

Town Council must adopt the Resolution and a resolution to submit the Resolution to the electors on November 3, 2015, and the Mayor must approve the resolutions no later than **September 4, 2015**.

Within ten (10) days after Mayor's approval (14 days after adoption), publish (i) the Resolution and (ii) Notice of the Referendum in newspaper.

Town Clerk must file a certificate regarding the local questions to be voted upon with the Secretary of the State at least forty-five (45) days prior to the election, i.e. by **September 19, 2015**.

CITY AND TOWN DEVELOPMENT ACT

Schedule (cont'd)

Election warned in the usual manner.

Town Clerk publishes notice of the referendum in a newspaper of general circulation not less than fifteen (15) days nor more than thirty (30) days prior to November 3, 2015, i.e. between **October 4, 2015** and **October 19, 2015**.

Referendum on **November 3, 2015**

The End

